168.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	703,700 / 703,700
					USE VALUE:	703,700 / 703,700
					ASSESSED:	703,700 / 703,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARIFIOTE KRISTINE M
Owner 2:	
Owner 3:	
Street 1:	85 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARIFIOTE JAMES P/ETAL -
Owner 2:	MARIFIOTE KRISTINE M -
Street 1:	85 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1498 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	261,800	900	441,000	703,700
Total Card	0.161	261,800	900	441,000	703,700
Total Parcel	0.161	261,800	900	441,000	703,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.89 | /Parcel: 469.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 111337

GIS Ref

GIS Ref

Insp Date 10/01/18

!13004!

PREVIOUS ASSESSMENT

Parcel ID 168.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	261,800	900	7,000.	441,000	703,700	703,700	Year End Roll	12/18/2019
2019	101	FV	217,900	1000	7,000.	441,000	659,900	659,900	Year End Roll	1/3/2019
2018	101	FV	217,900	1000	7,000.	371,700	590,600	590,600	Year End Roll	12/20/2017
2017	101	FV	217,900	1000	7,000.	340,200	559,100	559,100	Year End Roll	1/3/2017
2016	101	FV	217,900	1000	7,000.	289,800	508,700	508,700	Year End	1/4/2016
2015	101	FV	204,900	1000	7,000.	252,000	457,900	457,900	Year End Roll	12/11/2014
2014	101	FV	204,900	1000	7,000.	233,100	439,000	439,000	Year End Roll	12/16/2013
2013	101	FV	204,900	1000	7,000.	221,800	427,700	427,700		12/13/2012

PRINT

Date	Time
12/11/20	03:01:08

LAST REV

Date	Time
10/15/18	09:56:42

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13004

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARIFIOTE JAMES	41593-104		12/11/2003	Family	1	No	No		
GREPPI STEPHAN	24665-258		6/30/1994		217,000	No	No		Y

USER DEFINED

Prior Id # 1:	111337
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2017	1385	New Wind	9,350	C				
3/14/2011	142	Re-Roof	3,200					INST RUBBER ROOF
6/15/2010	673	Wood Dec	1,000					
5/21/2008	487	AbvGrd.	700					
3/5/1992	64		15,000					30X12 SHED DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
1/23/2009	Measured	345	PATRIOT
4/26/2000	Inspected	276	PATRIOT
12/7/1999	Measured	264	PATRIOT
7/22/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 441,000 | Spl Credit | Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	141.034
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321595
Depreciation:	59817
Depreciated Total:	261779

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

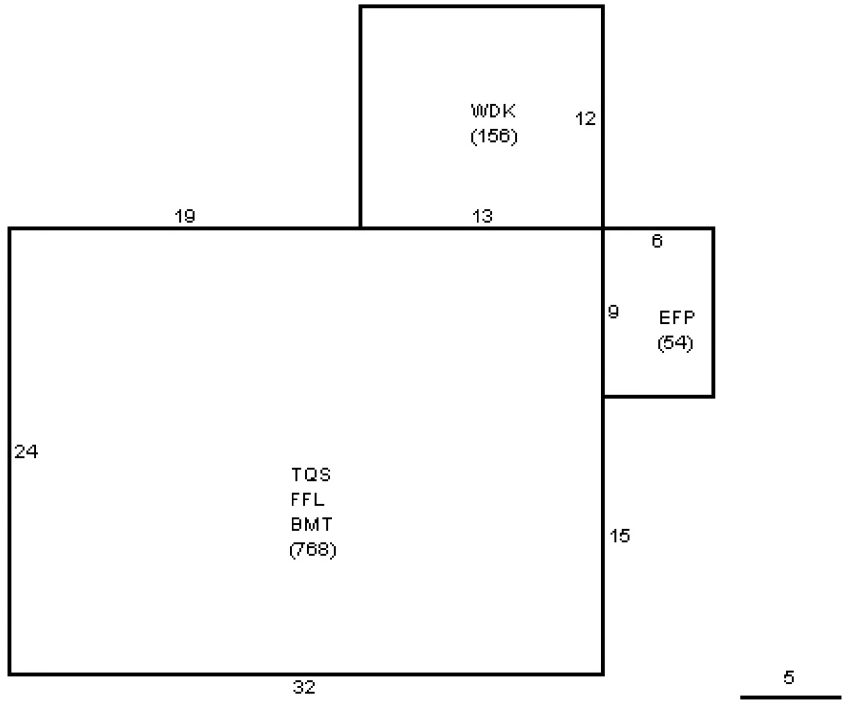
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	141.03
Special Features:	0	Val/Su Net:	112.75
Final Total:	261800	Val/Su SzAd	194.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	47.810	36,719
FFL	First Floor	768	141.030	108,314
TQS	3/4 Story	576	141.030	81,236
WDK	Deck	156	12.350	1,926
EFP	Enclos Porch	54	72.230	3,901

Net Sketched Area:	2,322	Total:	232,096
Size Ad	1344	Gross Are	2514	FinArea	1498
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
7	Pool A-C	D	Y	1	20	A	AV	2005	53.13	T	11.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900

IMAGE

AssessPro Patriot Properties, Inc